

ROV 205A

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46106021.WA 08-17-94 CW  
William H. Austin, Jr. and  
Joseph G. Austin, d/b/a Austin Farms  
021-0-00-W

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BOOK 281 PAGE 624

WARRANTY DEED

STATE MS.-DESOTO CO.

THE STATE OF MISSISSIPPI

FEB 14 1 06 PM '95

County of DeSoto

BK 281 PG 624  
W.E. DAVIS CH. CLK.  
By *Blanchard &*

For and in consideration of Sixty-Nine Thousand One Hundred Twenty and  
no/100-----/100 Dollars (\$69,120.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we,  
the undersigned, hereby grant, bargain, sell, convey and warrant unto  
the Mississippi Transportation Commission the following described  
land:

DESOTO COUNTY, MISSISSIPPI,

PARCEL NO. 1

Sections 13 and 12; TOWNSHIP 2 SOUTH, RANGE 9 WEST  
Sections 18 and 7; TOWNSHIP 2 SOUTH, RANGE 8 WEST

Begin at the point of intersection of the Southerly line of  
grantors property with the centerline of survey of Federal  
Aid Project No. 46-0030-01-006-10 at Highway Survey Station  
503+34.7, said point being 682.7 feet South of and 149.4  
feet East of the Northwest corner of the Northwest 1/4 of  
Section 18, Township 2 South, Range 8 West; from said point  
of beginning run thence South 89° 12' West along said  
Southerly property line, a distance of 80.0 feet; thence  
run North 01° 27' West along a line that is 80 feet  
Westerly of and parallel with the centerline of survey of  
said project, a distance of 284.4 feet to a point that is  
80 feet Westerly of and perpendicular to the centerline of  
survey of said project at Station 506+20, said point being  
hereby designated as Point "A" for future reference; thence  
run North 29° 49' West, a distance of 317.6 feet to a point  
that is 60 feet Southerly of and perpendicular to the  
centerline of Austin Road at Station 27+65 as shown on the  
plats for said project at Station 509+73.71, said point  
being hereby designated as Point "B" for future reference;

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thence run South 89° 57' West, a distance of 268.5 feet;  
 thence run North 01° 43' West, a distance of 100.0 feet to  
 a point that is 50 feet Northerly of and perpendicular to  
 the centerline of said Austin Road at Station 25+00; thence  
 run North 81° 26' East, a distance of 272.4 feet to a point  
 that is 80 feet Northerly of and perpendicular to the  
 centerline of said Austin Road at Station 27+75, said point  
 being hereby designated as Point "C" for future reference;  
 thence run North 25° 50' East, a distance of 236.5 feet to  
 the present Southwesterly right-of-way line of Mississippi  
 Highway No. 301, said point being hereby designated as  
 Point "D" for future reference; thence run Southeasterly  
 along said present Southwesterly right-of-way line and a  
 line that is Southwesterly of and parallel with the center  
 of Mississippi Highway No. 301, a distance of 927.7 feet to  
 the Southerly line of grantors property; thence run South  
 89° 12' West along said Southerly property line, a distance  
 of 16.3 feet to the point of beginning, containing 2.45  
 acres, more or less.

All of the above Parcel No. 1 being situated in and a part  
 of the Northeast 1/4 of the Northeast 1/4 of Section 13,  
 and the Southeast 1/4 of the Southeast 1/4 of Section 12,  
 Township 2 South, Range 9 West, and the Northwest 1/4 of  
 the Northwest 1/4 of Section 18, and the Southwest 1/4 of  
 the Southwest 1/4 of Section 7, Township 2 South, Range 8  
 West.

PARCEL NO. 2

Section 7; TOWNSHIP 2 SOUTH, RANGE 8 WEST

Begin at the point of intersection of the South line of  
 grantors property and the South line of the Southwest 1/4  
 of Section 7, Township 2 South, Range 8 West with the  
 centerline of survey of Federal Aid Project No. 46-0030-01-  
 006-10 at Highway Survey Station 510+17.2, said point  
 being 132.0 feet East of the Southwest corner of the  
 Southwest 1/4 of Section 7, Township 2 South, Range 8 West;  
 from said point of beginning run thence West along said  
 South property line, a distance of 58.6 feet to the present  
 Easterly right-of-way line of Mississippi Highway No. 301;  
 thence run Northerly along said present Easterly right-of-  
 way line and a line that is Easterly of and parallel with  
 the center of Mississippi Highway No. 301, a distance of  
 4390.9 feet; thence run North 89° 28' East along said  
 present Easterly right-of-way line, a distance of 26.6

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feet; thence run North  $08^{\circ} 00'$  East along said present Easterly right-of-way line, a distance of 202.2 feet to a point that is 80 feet Easterly of and perpendicular to the centerline of survey of said project at Station 42+00; thence run South  $01^{\circ} 26'$  East, a distance of 314.4 feet to a point that is 85 feet Easterly of and perpendicular to the centerline of survey of said project at Station 552+94.12; thence run Southerly along a line that is 85 feet Easterly of and parallel with the centerline of survey of said project, a distance of 370.0 feet; thence run South  $01^{\circ} 27'$  East along a line that is 85 feet Easterly of and parallel with the centerline of survey of said project, a distance of 672.9 feet to a point that is 85 feet Easterly of and perpendicular to the centerline of survey of said project at Station 542+50; thence run South  $25^{\circ} 41'$  East, a distance of 109.7 feet; thence run South  $01^{\circ} 27'$  East along a line that is 130 feet Easterly of and parallel with the centerline of survey of said project, a distance of 150.0 feet to a point that is 130 feet Easterly of and perpendicular to the centerline of survey of said project at Station 540+00; thence run South  $22^{\circ} 46'$  West, a distance of 109.7 feet; thence run South  $01^{\circ} 27'$  East along a line that is 85 feet Easterly of and parallel with the centerline of survey of said project, a distance of 2500.0 feet to a point that is 85 feet Easterly of and perpendicular to the centerline of survey of said project at Station 514+00; thence run South  $09^{\circ} 59'$  East, a distance of 101.1 feet to a point that is 100 feet Easterly of and perpendicular to the centerline of survey of said project at Station 513+00; thence run South  $01^{\circ} 27'$  East along a line that is 100 feet Easterly of and parallel with the centerline of survey of said project, a distance of 150.0 feet; thence run South  $24^{\circ} 45'$  East, a distance of 124.2 feet to a point that is 60 feet Northerly of and perpendicular to the centerline of Austin Road at Station 31+50 as shown on the plats for said project at 509+73.71; thence run North  $87^{\circ} 42'$  East along a line that is 60 feet Northerly of and parallel with the centerline of survey of said project, a distance of 150.0 feet; thence run North  $79^{\circ} 11'$  East, a distance of 101.1 feet to a point that is 75 feet Northerly of and perpendicular to the centerline of said Austin Road at Station 34+00; thence run South  $78^{\circ} 15'$  East, a distance of 103.1 feet; thence run South  $02^{\circ} 18'$  East, a distance of 26.1 feet to the South line of grantors property and the South line of the Southwest 1/4 of Section 7, Township 2 South, Range 8 West; thence run West along

said South property line, a distance of 499.8 feet to the point of beginning, containing 12.30 acres, more or less.

All of the above Parcel No. 2 being situated in and a part of the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4.

PARCEL NO. 3

Section 12: TOWNSHIP 2 SOUTH, RANGE 9 WEST

Begin at the point of intersection of the Northerly line of grantors property with the present Westerly right-of-way line of Mississippi Highway No. 301 as shown on the plats for Federal Aid Project No. 46-0030-01-006-10 at Highway Survey Station 546+33.73, said point being 3615.0 feet North of and 3.0 feet West of the Southwest corner of the Southwest 1/4 of Section 12, Township 2 South, Range 9 West; from said point of beginning run thence Southerly along said present Westerly right-of-way line and a line that is Westerly of and parallel with the center of Mississippi Highway No. 301, a distance of 785.2 feet; thence run North 33° 05' West, a distance of 117.4 feet to a point that is 130 feet Westerly of and perpendicular to the centerline of survey of said project at Station 539+50; thence run North 01° 27' West along a line that is 130 feet Westerly of and parallel with the centerline of survey of said project, a distance of 687.0 feet to the North line of grantors property; thence run East along said North property line, a distance of 87.0 feet to the point of beginning, containing 1.28 acres, more or less.

All of the above Parcel No. 3 being situated in and a part of the Southeast 1/4 of the Northeast 1/4.

Parcel Nos. 1, 2 and 3 contain an aggregate of 16.03 acres, more or less.

Together with any and all abutters rights of access, if any, in, to, over, on and across the lands described between Point "A" and Point "B" and between Point "C" and Point "D" as designated in Parcel No. 1 described above.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 18th Day of January, A.D.,  
19 95 .

*William H. Austin Jr.*

WILLIAM H. AUSTIN, JR.

*Joseph G. Austin*

JOSEPH G. AUSTIN

D/B/A AUSTIN FARMS

~~XXXXXXXX~~64-0115215

Grantee, Prepared by and return to:

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone Number: (601) 359-7559

Account No. 46-0030-01-006-10

Grantor Address:

8000 Austin Road

Lake Cormorant, MS 38641

Phone Number: 601-781-3825

Business Number: 601-429-7888

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In the case of natural persons acting in their own right:

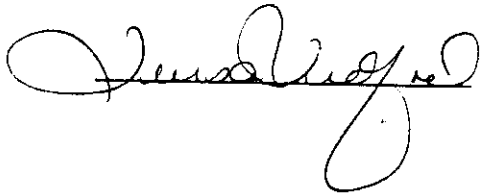
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of January, 1995, within my jurisdiction, the within named

William H. Austin, Jr. and Joseph G. Austin, d/b/a Austin Farms ~~XXXXXXXXXX~~ 64-0115215

who acknowledged that ~~(he)(she)~~ (they) executed the above and foregoing instrument.

 (NOTARY PUBLIC)

My commission expires:

10-4-97

(SEAL)

